

Crockery Township

Regular Planning Commission Meeting
August 21, 2018
Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:32 PM. Roll call was taken with Dave Meekhof, Jon Overway, Bill Sanders, Rich Suchecki, Mike Munch, and Roy Holmes present. Z.A. Robert Toland was also present for this meeting.

Commissioner Ryan Arends was absent.

There were approximately thirty persons in the public gallery.

Agenda Item 2. Approval of the Agenda

It was noted item 7. A., the Boertman rezoning request was withdrawn.

Agenda Item 6, Public Comment, would be conducted after completion of the action items.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the July 31, 2018 Special Planning Commission Meeting. A **motion** was made to approve the minutes, as written, by Commissioner Roy Holmes. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved.

Agenda Item 4. Announcements

Commissioner Rich Suchecki advised John Kriger was promoted to Fire Chief. Commissioner Suchecki also stated that Consumers Energy will upgrade the lights, located at Apple and South/Michigan Streets to LEDs.

Agenda Item 5. Communications

None.

Agenda Item 7. Action Items

A. Boertman – Rezoning – Public Hearing.

This action item was withdrawn by the applicant.

B. D & G Investments – Rezoning – Public Hearing.

The Planning Commission has received a request from D & G Investments to rezone parcel number 70-04-17-300-025, located at 13545 Cleveland Street, from R-1 Low Density Single-Family Residential to R-3 Moderate Density Single-Family Residential.

Mr. Kyle Doyon, D & G Investments, was present for this hearing.

Mr. Toland provided a lead-in to this hearing by covering the information found in his Planning and Zoning Review in this matter, indicating the parcel is 2.12 acres, has frontage on both Cleveland Street and 136th Avenue (an “L” shaped lot), and has a dwelling on the Cleveland Street frontage. Mr. Toland advised the lot may be split into two parcels, under the proposed R-3 zoning, which requires a minimum of 15,000 SF without sewer.

Mr. Toland noted that this request is consistent with the Township’s Master Plan (for future land use).

Chairman Bill Sanders opened the public hearing and asked for comments.

Mr. Doyon advised he would intend to split the lot into two lots of more or less equal proportions and sell the newly created lot, with frontage on 136th Avenue, as a residential lot.

Mr. Scott Andree inquired on the specific split to be made and if it would be used as a single-family lot. The Commission advised the proposed zoning would allow for a duplex style home and the lot would likely be split somewhat equally (+ -), but would have to maintain the minimum size.

Ms. Tricia Goffin further inquired on the lot size requirements and where the lot lines would be located. Mr. Toland again explained the lot requirements. Ms. Goffin opposed the rezone.

Mr. Luke Britton commented on the up-keep (lack thereof) of the present lot and inquired on set-backs. Mr. Toland provided the set-back requirements and building envelope area. Mr. Britton opposed the rezone.

Mr. Steve Wolcott asked a procedural question regarding the proposed zoning as applied to the Master Plan. Mr. Wolcott was advised that the Commission would strongly consider the Township’s Master Plan future land use recommendation.

Several members of the public voiced their concern that an apartment complex would be built on the newly created lot. The Commission advised a duplex may be allowed. Several members of the public also voiced their concern regarding upkeep of the lot. Mr. Doyon was made aware of this concern.

Chairman Sanders closed public comment after all interested parties were heard.

The Commission discussed the rezone request and further pointed out that the request was consistent with the Township's Master Plan.

After all interested parties were heard and all discussion complete, Commissioner Jon Overway made a **motion**, via resolution, to recommend to the Township Board the request to rezone parcel #70-04-17-300-025 from R-1 Low-Density Single-Family Residential to R-3 Moderate Density Single-Family Residential be approved. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved by the Commission.

C. Sky High LLC – Rezoning – Public Hearing.

The Planning Commission has received a request from Sky High LLC to rezone parcel number 70-04-15-400-037, 4.6 acres, located at 11335 Apple Drive, and parcel number 70-04-15-400-008, 0.3 acres, located at 16949 112th Avenue from C-1 Neighborhood Commercial to I-1 Light Industrial.

Mr. Mark Schroeder, Versatile Wood Solutions, was present for this hearing.

Mr. Toland presented the information found in his Planning and Zoning Review regarding this matter and noted that this request is consistent with the Township's Master Plan. Mr. Toland further stated the proposed zoning change would be necessary for Mr. Schroeder to expand his business.

Chairman Bill Sanders opened the public hearing and asked for public comment.

Ms. Jessica Pierson, who lives adjacent to both of the lots being considered in this matter, asked what might be developed on the smaller of the two lots in particular. Mr. Schroeder advised he has no immediate plan for development of the smaller lot, however, he would consider develop of the smaller lot in the future. Ms. Pierson opposed the rezone.

Mr. Mike Ames inquired as to Mr. Schroeder's LLC name, which is "Skyhigh". Mr. Schroeder responded he is a licensed pilot and hence the name.

Mr. Raymond Pierson also asked what might be developed on the smaller of the two lots as he lives next door with his family. Mr. Pierson opposed the rezone.

Mr. John Groenink suggested the set-backs be explained and the building envelope be identified for the smaller of the two lots. This information was provided by Mr. Toland.

Mr. Matthew Moon asked a question regarding the history of zoning for the village of Nunica. The Commission explained recent zoning issues. Mr. Moon asked if the building envelope for the smaller lot could increase if the two lots in question were to be combined. The Commission advised that would be true. Mr. Moon opposed the rezone.

Mr. Steve Wolcott questioned if there should be an expansion of industrial business in the village of Nunica and if the expansion might negatively impact neighboring property values. Mr. Wolcott opposed the rezone.

Ms. Lenora Petznik advised expansion of business in Nunica may lead to more crime and traffic and she wants the country atmosphere to prevail. Mr. Schroeder advised he does not hire transients or people given to criminal activity and traffic would not be an issue. Mr. Schroeder further stated he has been in place for over 30 years and has tried to be a good neighbor to the community and provide good employment. Ms. Petznik opposed the rezone.

The Commission accepted a memo from Mr. Gerald Tripp, 16966 Main Street, opposing the proposed zoning change and citing his reasons in writing.

After all interested parties were heard, Chairman Bill Sanders closed public comment.

The Commission discussed the merits of the rezone request. The Commission noted that Versatile Wood Solutions has been in place for 30 years and is not new to the community. The Commission observed Nunica has been a mix of uses for decades and the Commission, recognizing this fact, has attempted to accommodate this mix through a variety of zoning designations. The Commission also pointed out Mr. Schroeder's request for an I-1 zoning change is consistent with the Township's Master Plan.

After all interested parties were heard and all discussion complete, Commissioner Roy Holmes made a **motion**, via resolution, to recommend to the Township Board the request to rezone parcels #70-04-15-400-037 and #70-04-15-400-008 from C-1 Neighborhood Commercial to I-1 Light Industrial be approved. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved by the Commission.

D. Sky High LLC – Rezoning – Public Hearing.

Additionally, The Planning Commission has received a request from Sky High LLC to rezone parcel number 70-04-15-400-018, located at 16905 Main Street from C-1 Neighborhood Commercial to C-3 Highway Commercial.

After a brief discussion between Mr. Schroeder and the Commission, Mr. Schroeder decided to reconsider this request and asked to withdraw. Chairman Sanders granted the request to withdraw the proposal.

Note: A break in the proceedings was taken between 9:00 P.M. and 9:10 P.M.

Agenda Item 6. Public Comment

Mr. Mike Murphy, Murphy Investments LLC, addressed the Commission regarding his storage units being built on 124th Avenue at Cleveland Street. Mr. Murphy expressed his dissatisfaction regarding events that occurred since his project was approved by the Planning Commission. Mr. Murphy was advised his issues now need to be resolved between the Township Board and the Township’s legal counsel.

Agenda Item 8. Presentations

None.

Agenda Item 9. Discussion Items

- A. Performance Standards – Revise Article 12 PUD.

Mr. Toland advised the Commission to further study this draft for future discussion.

- B. Southwest Quadrant Sub Plan – Draft.

No discussion.

- C. New I-2 Heavy Industrial District.

No discussion.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Roy Holmes at 10:04 PM. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary
Crockery Township Planning Commission

Next Regular Meeting – September 18, 2018